

Professional Real Estate Auctions By:

Adam's

Auction & Real Estate Services, Inc.

Toll Free: 1-877-566-8751

Adam Jokisch

Mobile (618) 530-8751

For Online Bidding Visit:
www.AdamsAuctions.hibid.com

Online Only Real Estate Auction

1111 Phillips Street, New Athens, IL 62264

1BR/1BA ESTATE HOME

**ATTACHED
1 CAR GARAGE**

0.45+/- ACRE LOT



Bidding Closes: 5PM
Thursday, October 17, 2024

Viewing: 12-2PM
Sunday, October 13, 2024

County: St. Clair ♦ **2023 Taxes:** \$2,743

Exemptions: None

Parcel Numbers: 18-34.0-115-025

Zoning: Single Family

Total Lot Size: 0.45± Ac

Schools: New Athens Unit #60 & New Athens HS

Terms: \$3,000 Down Day of Sale on Real Estate
Balance Due in 30 Days ♦ 7% Buyers Premium

List subject to change without notice

Final Bid is Subject to Owner/Seller Approval. LIC# 444.000169

Any announcement made day of sale takes precedence over any printed material

Text ADAMS to 1-800-496-6299 To Be
Notified of ALL of our Upcoming Auctions



Enclosed information was obtained from sources considered reliable. However, the auction company does not guarantee the accuracy of this information. Said information is subject to change availability or update without notice. Seller/Landlord & Auction Company make no representation as to the environmental condition of the property and recommend that Purchaser/Tenant obtain an independent investigation. Final bid is subject to Owner/Seller approval.

1111 Phillips Street Property Information

1BR/1BA ~ 1,136± Total Finished Sq. Ft. ♦ Year Built: 1974 ♦ Forced Air Heating ♦ Central Air Conditioning
Wood Burning Fireplace (2) ♦ Gas Furnace ♦ Gas Water Heater ♦ Water & Sewer: Public ♦ Roof: Shingle
Basement: Full, Unfinished ♦ Electric: Circuit Breaker ♦ Gravel Driveway ♦ 16' x 12' Garden Shed



Calling all Rehabbers! Do not miss this potential filled 1BR/1BA ranch home with attached single car garage in New Athens, IL! The main level features a living room with wood burning fireplace, a kitchen, a laundry room, a bedroom, and a full bath. The home has a full, unfinished basement with a utility room and a rec. room complete with an additional wood burning fireplace. The home also has an attached single car garage with additional storage space. Situated on a large 0.45+/- acre lot and located minutes from IL-15! Do not miss this opportunity!

